File No. 20070391

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: May 10, 2009

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond F. Flaherty, IV	Guaranty Trust Company	43-9-344
(NAME)	(NAME)	
508 Dupont Avenue	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, George Cook and Danny Bell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond F. Flaherty, IV and Devin E. Flaherty, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Woodlawn Estates, Re-subdivision of Lot No. 3, of record in Plat Book 6050, Page 332, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to George Cook and Danny Bell by deed from Eric Sox, dated May 21, 2007 and recorded on May 23, 2007and recorded in Instrument No. 20070523-0061586 Register's Office, Davidson County, Tennessee.

This instrument is being executed by Danny Bell on behalf of George Cook pursuant to Power of Attorney of record in Instrument No. 20071203013963 2, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 508 Dupont Avenue, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 12/03/07 10:28 2 pgs
Fees:13.00 Taxes:458.80

20071203-0139633

File No. 20070391

Witness our hands this 26th day of November, 2007.

George Cook by Dany Bell
Attorney-in-Fact

George Cook by Danny Bell, Attorney-In-Fact

Danny Bell

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny Bell with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of George Cook as his Attorney in Fact as the free act and deed of the within named George Cook.

Witness my hand and official seal this 26th day of November, 2007.

Commission expires:

DEBBIE A. TREADWAY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TN
My Commission Expires May 12 2009

Debbie A. Treadway
Notary Public

STATE OF TENNESSEEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny Bell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of November, 2007.

Commission expires:

DEBBIE A. TREADWAY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TN
My Commission Expires May 12 2009

Debbie A. Treadway
Notary Public